

City of Detroit

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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Assistant City Council Committee Clerk

THURSDAY, NOVEMBER 14, 2019

10:00A.M.

A. ROLL CALL

B. APPROVAL OF MINUTES

C. PUBLIC COMMENT

D. 10:05 A.M. PUBLIC HEARING – RE: Approval of the Application for a New Personal Property Exemption Certificate in the area of 1700 W. Fort Street, Detroit, MI, in accordance with Public Act 328 of 1998 (**Petition #903**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

E. 10:20 A.M. DISCUSSION – RE: Discussion with taxing jurisdictions regarding the fiscal impact of the Midtown West Brownfield Redevelopment Plan and the Stone Soap Brownfield Redevelopment Plan (**Taxing Units; Detroit Brownfield Redevelopment Authority**)

F. 10:25 A.M. PUBLIC HEARING – RE: Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Midtown West Redevelopment. (**The eligible property (the “Property”) consists of one (1) parcel located at 931 Selden in the western portion of the Midtown neighborhood of Detroit and is bounded by Selden Street to the north, the proposed Fourth Avenue to the east, the proposed Tuscola Avenue to the south, and the John C. Lodge Service Drive to the west.**) (**Taxing Units; Detroit Brownfield Redevelopment Authority**)

G. 10:40 A.M. PUBLIC HEARING – RE: Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Stone Soap Redevelopment. **(Banyan Investments, LLC is the project developer (the “Developer”) for the Plan which entails the demolition of the buildings located at 1460 and 1490 Franklin Street and partial demolition, renovation and expansion of the building located at 1450 Franklin. The proposed redevelopment includes the partial renovation of 1450 Franklin Street and new construction that will feature a theatre, wine bar, market, and office space on the first and second floor. The theatre is anticipated to house the highly anticipated Shakespeare in Detroit. Approximately 48 residential units are proposed to occupy floors 3 through 8, including 42 condominium units and 6 for-lease apartments. The apartments are anticipated to be available as affordable units at 80% of the Area Median Income (AMI). An onsite parking garage will also be available for residents. The total investment is estimated to be \$38.4 million. The Developer is requesting \$8,126,685.00 in TIF reimbursement.) (Taxing Units; Detroit Brownfield Redevelopment Authority)**

H. 10:50 A.M. PUBLIC HEARING – RE: Approval of the establishment of a Commercial Redevelopment District for City of Detroit, in the area of 1450, 1460, and 1490 Franklin Street, Detroit, Michigan, in accordance with Public Act 255 of 1978. **(Petition #1122). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

I. 11:00 A.M. PUBLIC HEARING – RE: Approval of the establishment of an Obsolete Property Rehabilitation District on behalf of 603 Edsel Ford, LLC in the area of 603 East Edsel Ford Drive, Detroit, Michigan in accordance with Public Act 146 of 2000 **(Petition #848). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

J. 11:10 A.M. PUBLIC HEARING – RE: Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ by amending Article XVII, District Map No. 52 to show R2 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classifications where B4 (General Business District) and M4 (Intensive Industrial District) zoning classifications are currently shown for the property currently bounded by the Consolidated Rail Company railroad right of way to the north, the Norfolk Southern railroad right of way to the east, the alley first south of Pleasant Street to the south, and South Fort Street to the west. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

K. 11:25 A.M. PUBLIC HEARING – RE: Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Sec. 50-17-8 – District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an

M4 Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street. (**Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division**)

L. 11:40 A.M. PUBLIC HEARING – RE: Approval of a Commercial Rehabilitation Certificate on behalf of 1400 Michigan Ave LLC, in the area of 1400, 1410, and 1416 Michigan Ave, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #473**). (**Petition #848**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

M. 11:55 A.M. CONTINUED PUBLIC HEARING – RE: Approval of the establishment a Commercial Rehabilitation District for Broder Sachse Lafayette Park, LLC in the area of 1100 Saint Aubin, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #902**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

UNFINISHED BUSINESS

1. Status of **Council Member Gabe Leland** submitting memorandum relative to Community Advisory Council District 7. (**BROUGHT BACK AS DIRECTED ON 11-7-19**)

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following **Office of Contracting and Procurement Contracts**:

2. Submitting reso. autho. **Contract No. 6002460** - 100% Federal Funding – To Provide Consulting and Assistance to HRD with Preparation of its 2020-2024 Consolidated Plan (Con Plan), and Renewal of its Neighborhood Revitalization Strategy Area (NRSA) Application. – Contractor: Corporate F.A.C.T.S. Inc. – Location: 51248 Plymouth Valley Drive, Plymouth, MI 48170 – Contract Period: Upon City Council Approval through November 11, 2021 – Total Contract Amount: \$75,000.00 **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-14-19)**

3. Submitting reso. autho. **Contract No. 602551** - 100% City Funding – To Provide Assistance to Private Companies and Organizations as may enable them to locate or relocate within the City of Detroit; and Assist the City in the Marketing of City Owned Land available for Economic Development. – Contractor: Economic Development Corporation Of The City of Detroit – Location: 500 Griswold, Ste. 2200, Detroit, MI 48226

– Contract Period: Upon City Council Approval through June 30, 2020 – Total Contract Amount: \$275,000.00 **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-14-19)**

4. Submitting reso. autho. **Contract No. 6002502 - REVENUE** – To Provide a Long Term Lease Agreement for Property Owned at 6311, 6317 and 6341 Kercheval through 2028 at a Rate of \$280.00 Per Month. – Contractor: Province of St. Joseph of the Capuchin Order, Inc. – Location: 1820 Mt Elliott, Detroit, MI 48207 – Contract Period: Upon City Council Approval through October 31, 2028 – Total Contract Amount: \$30,240.00 **PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-14-19)**

BRIDGING NEIGHBORHOODS

5. Submitting reso. autho. Request to Revise Prior Resolution **(The Housing & Revitalization Department (“HRD) is hereby requesting the authorization of your honorable Body to amend a prior resolution passed by this Honorable Body on November 21, 2017, which, among other things, approved the acquisition of certain Exchange-Eligible Homes by the City as part of HRD’s Bridging Neighborhoods Program (“BNP”). BNP desires to amend the list of Exchange-Eligible Homes that was attached to the 2017 resolution to add six (6) properties that were inadvertently omitted from that list.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-14-19)**

HOUSING AND REVITALIZATION DEPARTMENT

6. Submitting reso. autho. Certified Welcoming Program – Welcoming America, Inc. **(Welcoming America, Inc. provides a certification process and Welcoming Standards that are the backbone of a Certified Welcoming program (the “Welcoming Program”) that supports communities across the United States build on competitive advantages and opportunities that promote “welcoming practices” on a regional, national and global stage.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-14-19)**

LEGISLATIVE POLICY DIVISION

7. Submitting report relative to Proposed sale of Joe Louis Arena site and Garage to First & Congress, LLC. **(The Legislative Policy Division (LPD) has reviewed the proposed Agreement of Purchase and Sale (The Agreement) between the City of Detroit (City) and First & Congress, LLC (an affiliate of the Sterling Group, LLC) to acquire the site of the former Joe Louis Arena and the adjacent Joe Louis Garage site. LPD provides the following report.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-14-19)**

OFFICE OF THE CHIEF FINANCIAL OFFICER/OFFICE OF THE ASSESSOR

8. Submitting reso. autho. North End Village Limited Dividend Housing Association Limited Partnership – Payment in Lieu of Taxes (PILOT). **(Avanath Affordable Housing Association Limited Partnership in order to develop the Project known as North End Village. The Project is an existing fifty (50) family unit complex**

located in four (4) 2-story buildings in an area bounded by Alger on the north, Cameron on the east, Hague on the south and Oakland on the west.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-14-19)

PLANNING AND DEVELOPMENT DEPARTMENT

9. Submitting reso. autho. Cancellation of Prior Property Sale / Approval of New Property Sales Brush Park South Development Project. (On September 13, 2016 and November 13, 2018, your Honorable Body adopted resolutions approving the sale of approximately twenty (20) properties within the general boundaries of John R., Division, Brush, Winder and the Chrysler Service Drive (the "Properties") to Brush Park South Owner LLC, a Michigan limited liability company for the purchase price of Six Hundred Sixty-Three Thousand Two Hundred One and 00/100 Dollars (\$663,201.00) ("Purchase Price"), less any approved credits of up to Four Hundred Thousand and 00/100 Dollars (\$400,000.00) for certain costs related to getting the project initiated (together the "Prior Resolutions"). Due to complications in financing the proposed three-phase project and higher than anticipated pre-development, environmental and construction costs related to the project, the sale of the Properties cannot close and the City now wishes to cancel the original sale in place of several smaller-scale projects.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-14-19)